

88 Hinshaw Drive
Sylvan Lake, Alberta

MLS # A2191205



\$399,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,066 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Vaulted Ceiling(s)		

Inclusions: Garden shed with rolling door. Faux fireplace in upstairs living room.

Welcome to this beautifully updated bi-level home located in the heart of Sylvan Lake, Alberta—just minutes from the town’s stunning waterfront beaches, vibrant marina, shopping, restaurants, and scenic walking trails. This home perfectly blends comfort, style, and location, making it ideal for families, outdoor enthusiasts, or anyone looking to enjoy the lake lifestyle year-round. From the moment you step into the large, welcoming entryway, you’ll notice the thoughtful design and attention to detail throughout. The main floor boasts an open-concept kitchen, dining, and living area with soaring vaulted ceilings, creating a bright and spacious environment that’s perfect for entertaining or relaxing with family. There are two bedrooms on the main level, both with brand new carpet installed in 2023. The primary bedroom features a private three-piece ensuite, while a second full four-piece bathroom offers convenience for guests or family. Downstairs, the fully finished basement continues to impress with two additional large bedrooms, a full four-piece bathroom, and a dedicated laundry room. There’s also a separate storage space to keep everything organized. The highlight of the lower level is the cozy rec room, complete with a stylish bar and gas fireplace—ideal for game nights, movie marathons, or quiet evenings by the fire. This home has seen extensive updates in the past two years. In 2023, all kitchen appliances plus the washing machine were replaced, the entire interior was freshly painted, new carpet was installed upstairs, a new hot water tank was added, and the roof was replaced. The upgrades continued in 2024 with the installation of a new sump pump and water softener, dryer, fresh sod laid in the backyard, a brand new fence and deck, and the addition of a handy shed with a rolling door—perfect for storing motorbikes,

quads, lawn equipment, or tools. As an added bonus, the property includes a top-of-the-line \$3,000 security system that can be easily transferred to the new owners, providing peace of mind from day one. This is your chance to own a truly move-in-ready home in one of Alberta's most sought-after lake communities. Whether you're looking for a full-time residence or a seasonal retreat, this home has everything you need and more.